HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Calgary CMA

Date Released: February 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

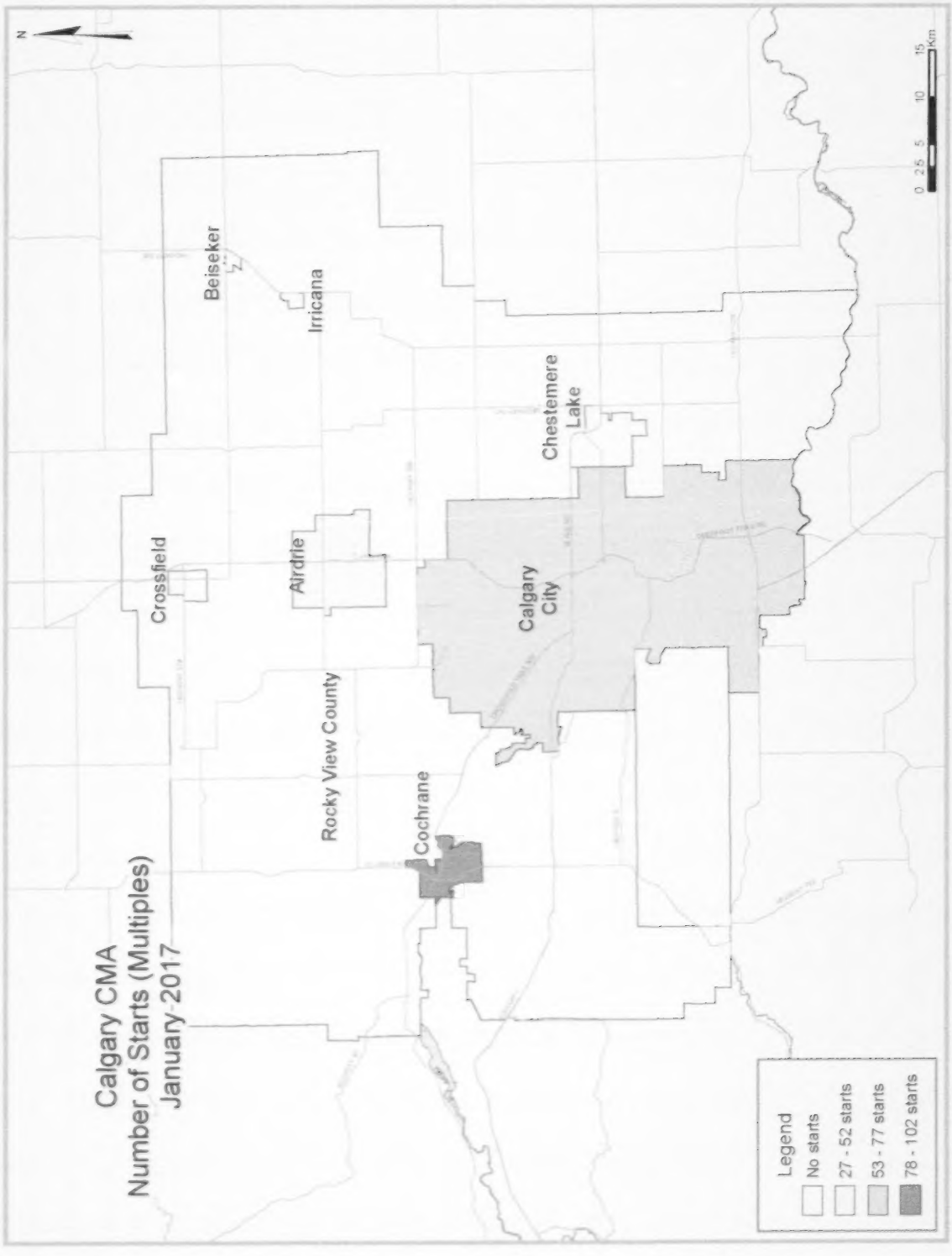
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

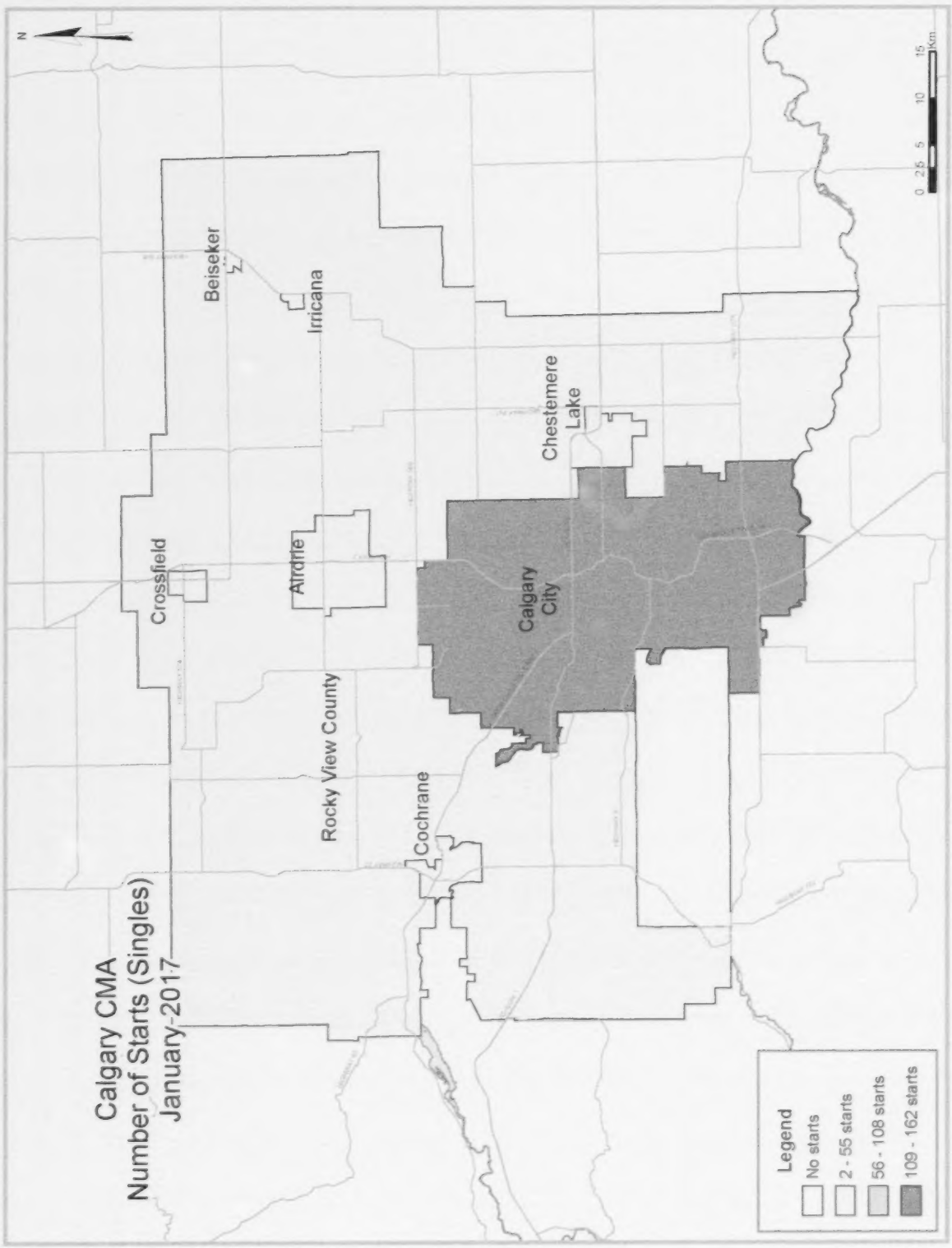
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

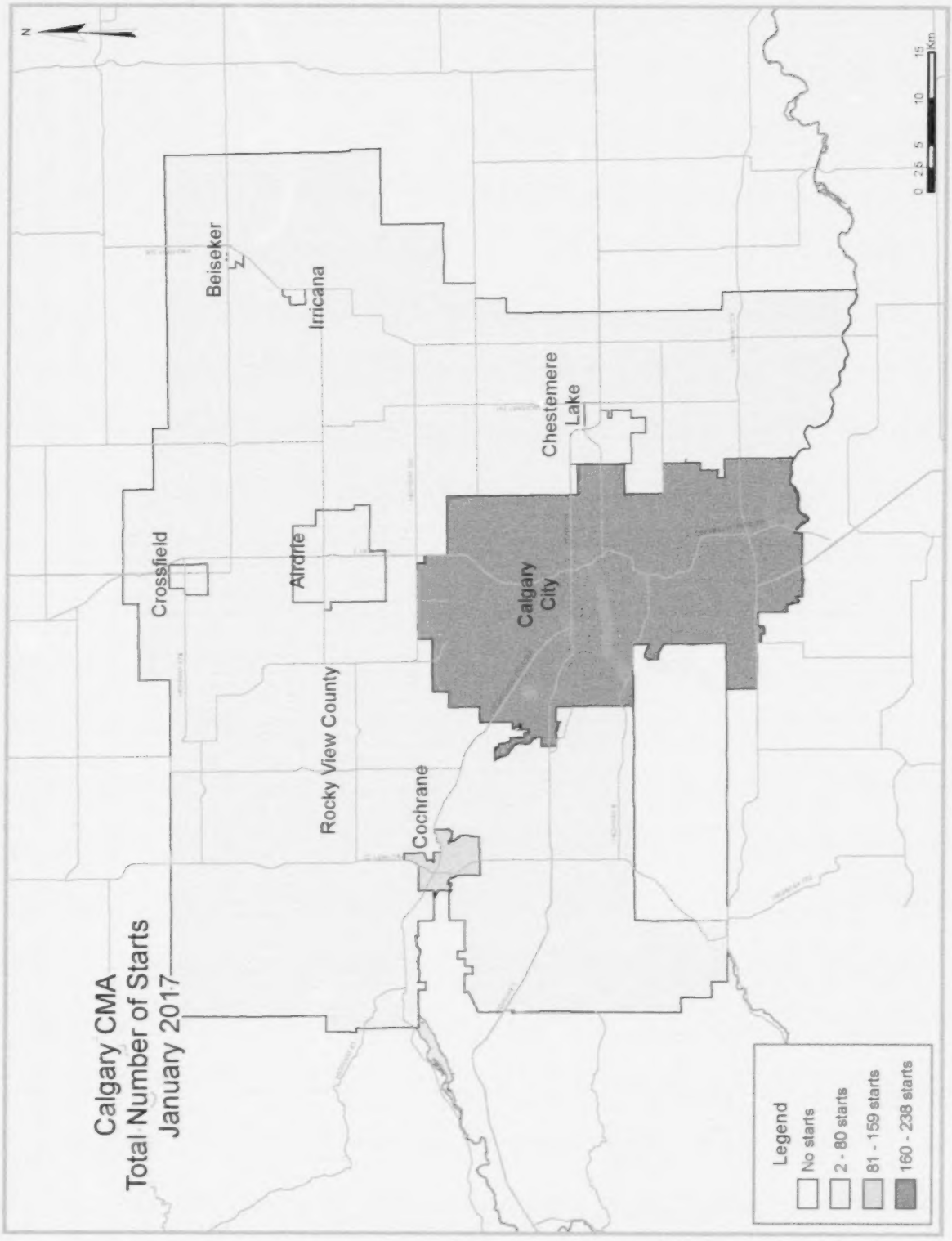
SUBSCRIBE NOW!

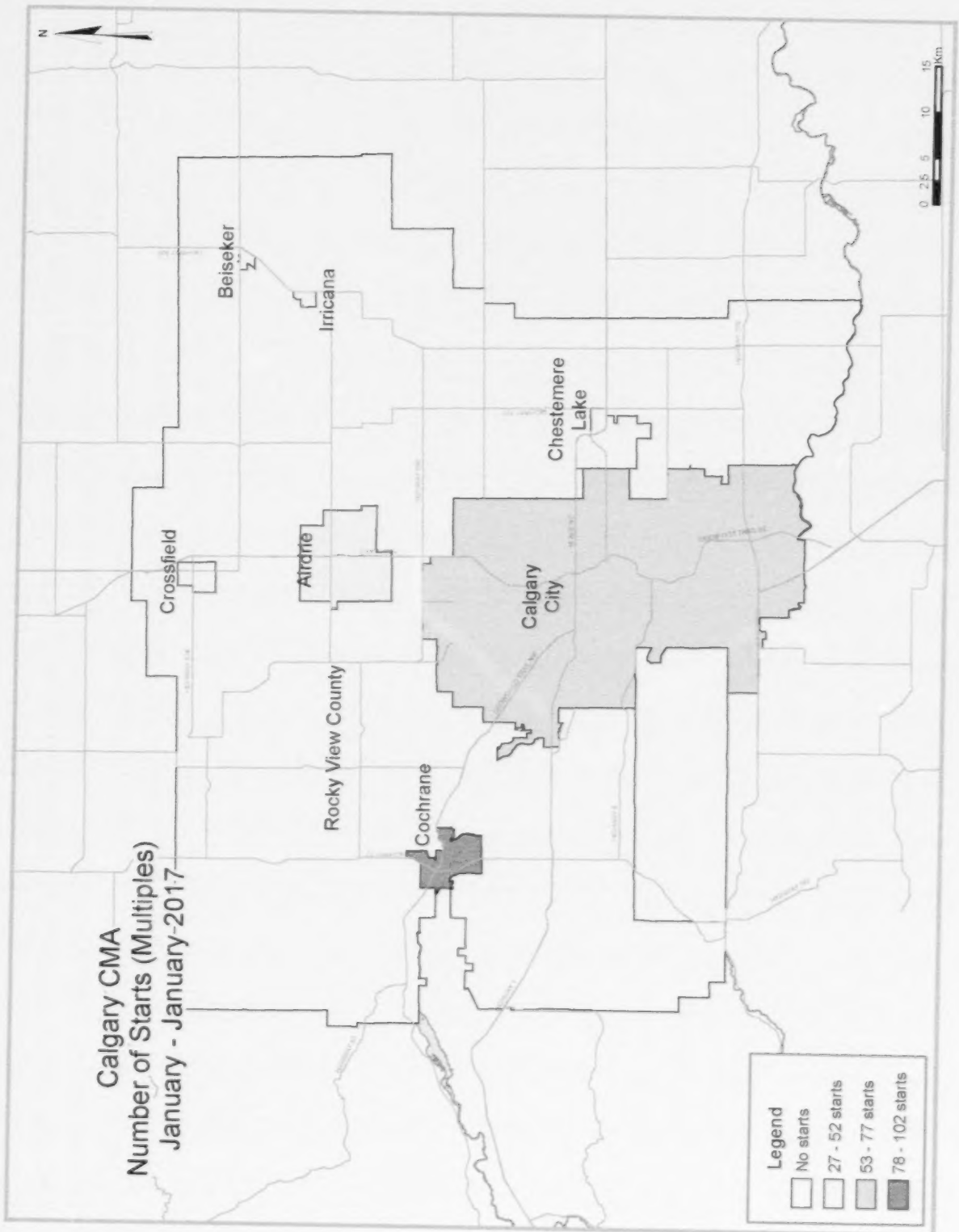
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

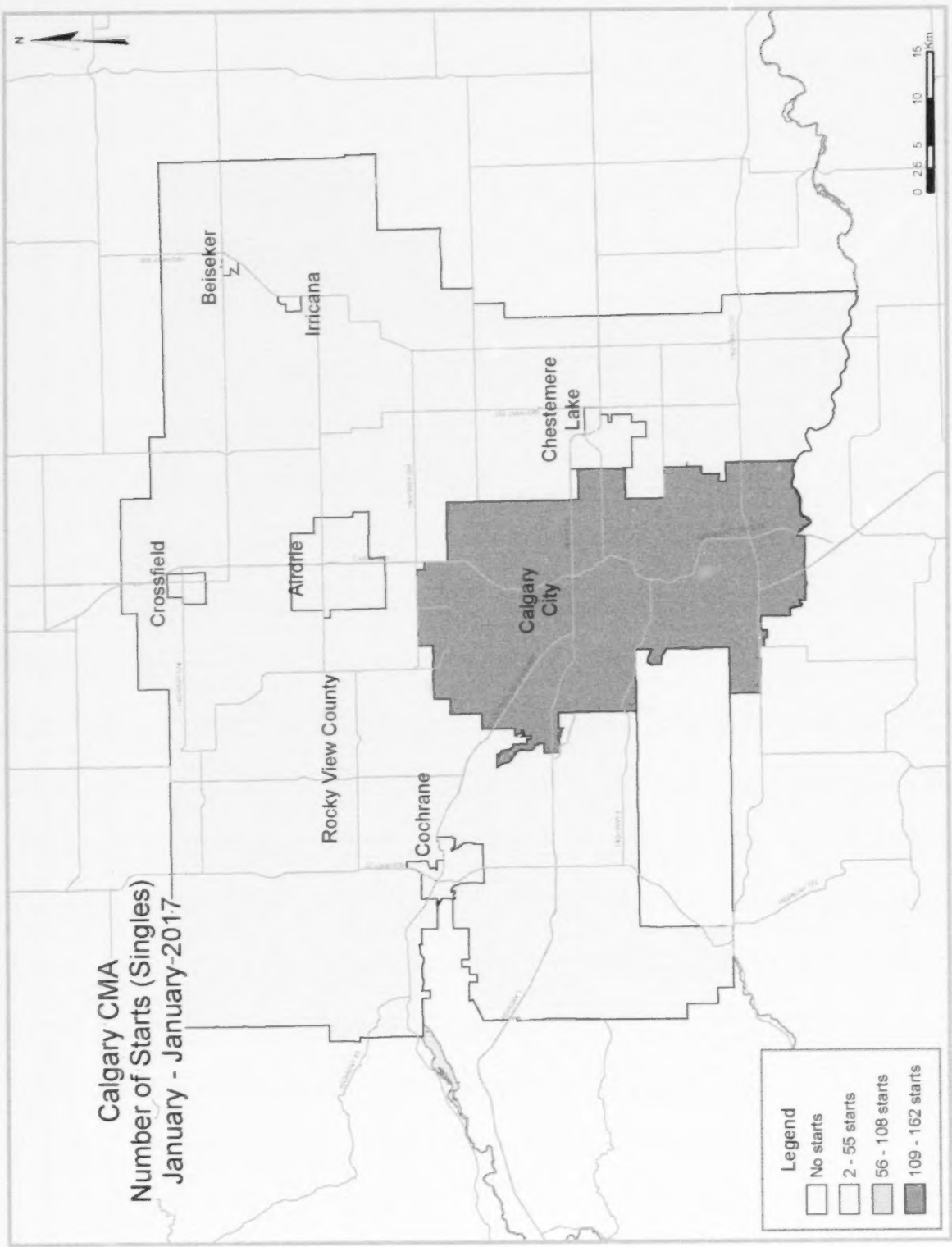
Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

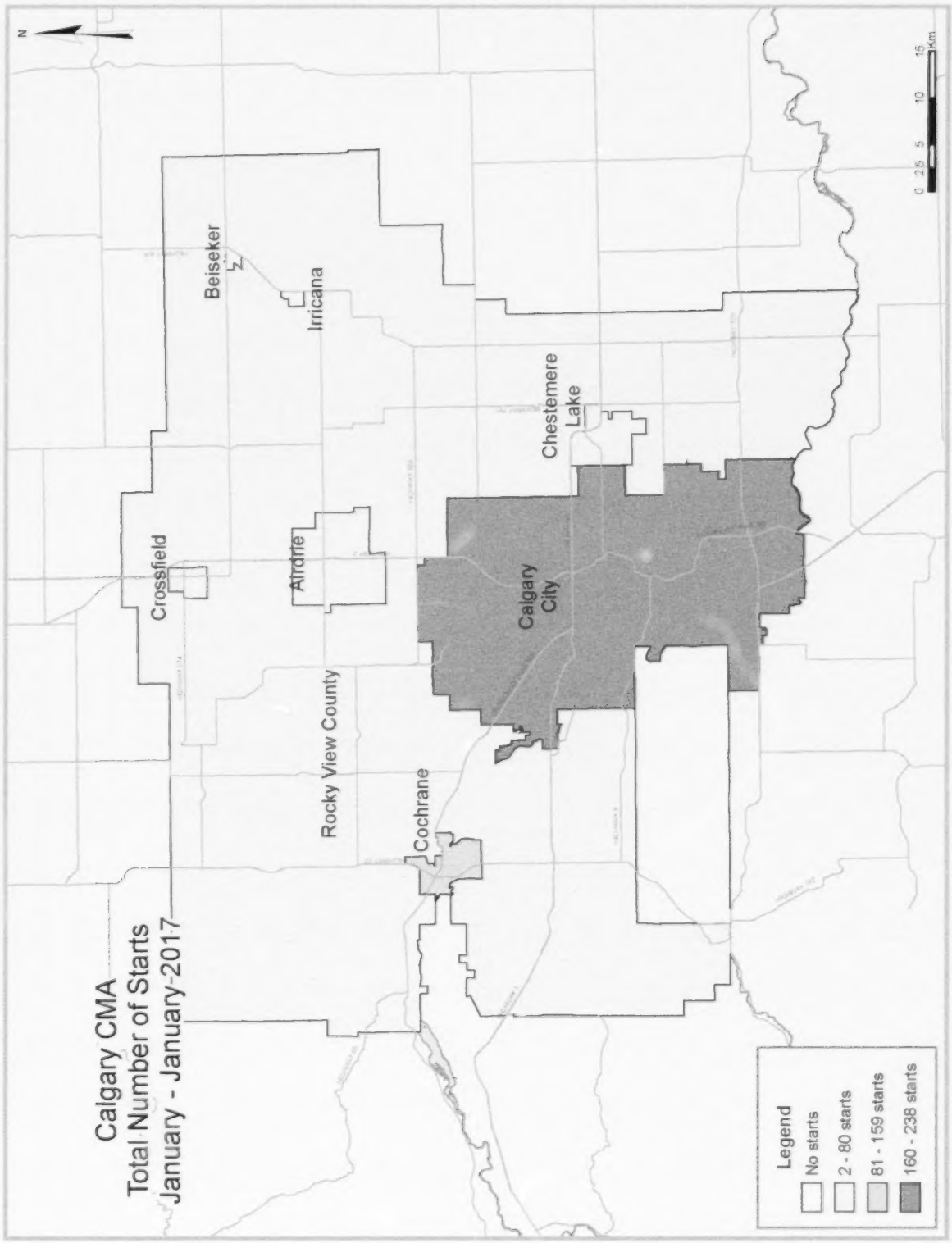

Calgary CMA
Number of Starts (Multiples)
January 2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
27 - 52 starts
53 - 77 starts
78 - 102 starts


Calgary CMA
Number of Starts (Singles)
January-2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 55 starts
56 - 108 starts
109 - 162 starts


Calgary CMA
Total Number of Starts
January 2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 80 starts
81 - 159 starts
160 - 238 starts


Calgary CMA
Number of Starts (Multiples)
January - January-2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
27 - 52 starts
53 - 77 starts
78 - 102 starts


Calgary CMA
Number of Starts (Singles)
January - January-2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 55 starts
56 - 108 starts
109 - 162 starts


Calgary CMA
Total Number of Starts
January - January-2017
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Chestemere Lake
Crossfield
Airdrie
Calgary City
Rocky View County
Cochrane
Legend
No starts
2 - 80 starts
81 - 159 starts
160 - 238 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2017		
Calgary CMA[1]	December 2016	January 2017
Trend[2]	10,563	9,413
SAAR	11,661	5,862
	January 2016	January 2017
Actual		
January - Single-Detached	225	221
January - Multiples	342	205
January - Total	567	426
January to January - Single-Detached	225	221
January to January - Multiples	342	205
January to January - Total	567	426

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Calgary CMA
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2017	221	72	0	0	33	13	0	87	426
January 2016	225	48	11	0	68	85	0	130	567
% Change	-1.8	50.0	-100.0	n/a	-51.5	-84.7	n/a	-33.1	-24.9
Year-to-date 2017	221	72	0	0	33	13	0	87	426
Year-to-date 2016	225	48	11	0	68	85	0	130	567
% Change	-1.8	50.0	-100.0	n/a	-51.5	-84.7	n/a	-33.1	-24.9
UNDER CONSTRUCTION									
January 2017	2,254	680	294	1	703	4,425	27	1,111	9,495
January 2016	2,366	732	225	2	1,168	6,365	46	2,653	13,557
% Change	-4.7	-7.1	30.7	-50.0	-39.8	-30.5	-41.3	-58.1	-30.0
COMPLETIONS									
January 2017	174	46	0	0	36	201	0	235	692
January 2016	225	42	3	0	173	329	8	0	780
% Change	-22.7	9.5	-100.0	n/a	-79.2	-38.9	-100.0	n/a	-11.3
Year-to-date 2017	174	46	0	0	36	201	0	235	692
Year-to-date 2016	225	42	3	0	173	329	8	0	780
% Change	-22.7	9.5	-100.0	n/a	-79.2	-38.9	-100.0	n/a	-11.3
COMPLETED & NOT ABSORBED									
January 2017	373	132	12	0	160	816	n/a	n/a	1,493
January 2016	364	118	1	0	124	217	n/a	n/a	824
% Change	2.5	11.9	**	n/a	29.0	**	n/a	n/a	81.2
ABSORBED									
January 2017	183	63	2	0	37	189	n/a	n/a	474
January 2016	219	46	3	0	155	332	n/a	n/a	755
% Change	-16.4	37.0	-33.3	n/a	-76.1	-43.1	n/a	n/a	-132.0
Year-to-date 2017	183	63	2	0	37	189	n/a	n/a	474
Year-to-date 2016	219	46	3	0	155	332	n/a	n/a	755
% Change	-16.4	37.0	-33.3	n/a	-76.1	-43.1	n/a	n/a	-37.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
January 2017	162	50	0	0	13	13	0	0	238
January 2016	147	30	0	0	49	85	0	130	441
Airdrie									
January 2017	26	12	0	0	15	0	0	0	53
January 2016	36	12	11	0	8	0	0	0	67
Beiseker									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	1	0	0	0	0	0	0	0	1
Chestermere Lake									
January 2017	2	0	0	0	0	0	0	0	2
January 2016	7	0	0	0	11	0	0	0	18
Cochrane									
January 2017	21	10	0	0	5	0	0	87	123
January 2016	24	4	0	0	0	0	0	0	28
Crossfield									
January 2017	3	0	0	0	0	0	0	0	3
January 2016	3	2	0	0	0	0	0	0	5
Irricana									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
January 2017	7	0	0	0	0	0	0	0	7
January 2016	7	0	0	0	0	0	0	0	7
First Nations									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
January 2017	221	72	0	0	33	13	0	87	426
January 2016	225	48	11	0	68	85	0	130	567

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
January 2017	1,608	520	171	1	382	4,338	27	1,024	8,071
January 2016	1,631	588	140	2	692	6,056	18	2,352	11,479
Airdrie									
January 2017	252	72	93	0	160	76	0	0	653
January 2016	295	52	81	0	239	229	0	301	1,197
Beiseker									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	2	0	0	0	0	0	0	0	2
Chestermere Lake									
January 2017	47	4	0	0	50	0	0	0	101
January 2016	109	6	0	0	11	0	0	0	126
Cochrane									
January 2017	124	68	30	0	111	11	0	87	431
January 2016	138	70	0	0	226	80	28	0	542
Crossfield									
January 2017	28	2	0	0	0	0	0	0	30
January 2016	10	4	4	0	0	0	0	0	18
Irricana									
January 2017	0	2	0	0	0	0	0	0	2
January 2016	2	0	0	0	0	0	0	0	2
Rocky View County									
January 2017	195	12	0	0	0	0	0	0	207
January 2016	179	12	0	0	0	0	0	0	191
First Nations									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
January 2017	2,254	680	294	1	703	4,425	27	1,111	9,495
January 2016	2,366	732	225	2	1,168	6,365	46	2,653	13,557

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
January 2017	89	22	0	0	22	201	0	235	569
January 2016	157	32	0	0	106	329	0	0	624
Airdrie									
January 2017	43	16	0	0	0	0	0	0	59
January 2016	26	4	3	0	35	0	0	0	68
Beiseker									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	1	0	0	0	0	0	0	0	1
Chestermere Lake									
January 2017	9	0	0	0	10	0	0	0	19
January 2016	9	0	0	0	0	0	0	0	9
Cochrane									
January 2017	21	0	0	0	4	0	0	0	25
January 2016	12	6	0	0	32	0	8	0	58
Crossfield									
January 2017	2	4	0	0	0	0	0	0	6
January 2016	1	0	0	0	0	0	0	0	1
Irricana									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Rocky View County									
January 2017	10	4	0	0	0	0	0	0	14
January 2016	19	0	0	0	0	0	0	0	19
First Nations									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Calgary CMA									
January 2017	174	46	0	0	36	201	0	235	692
January 2016	225	42	3	0	173	329	8	0	780

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
January 2017	275	105	11	0	127	796	n/a	n/a	1,314
January 2016	262	103	0	0	115	216	n/a	n/a	696
Airdrie									
January 2017	31	16	1	0	15	16	n/a	n/a	79
January 2016	40	2	1	0	5	1	n/a	n/a	49
Beiseker									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Chestermere Lake									
January 2017	12	1	0	0	6	0	n/a	n/a	19
January 2016	12	1	0	0	0	0	n/a	n/a	13
Cochrane									
January 2017	25	10	0	0	12	4	n/a	n/a	51
January 2016	29	12	0	0	4	0	n/a	n/a	45
Crossfield									
January 2017	10	0	0	0	0	0	n/a	n/a	10
January 2016	0	0	0	0	0	0	n/a	n/a	0
Irricana									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
January 2017	20	0	0	0	0	0	n/a	n/a	20
January 2016	21	0	0	0	0	0	n/a	n/a	21
First Nations									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
January 2017	373	132	12	0	160	816	n/a	n/a	1,493
January 2016	364	118	1	0	124	217	n/a	n/a	824

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
January 2017	96	37	2	0	19	89	n/a	n/a	343
January 2016	149	36	0	0	89	332	n/a	n/a	606
Airdrie									
January 2017	43	18	0	0	4	0	n/a	n/a	65
January 2016	28	4	3	0	35	0	n/a	n/a	70
Beiseker									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	1	0	0	0	0	0	n/a	n/a	1
Chestermere Lake									
January 2017	9	0	0	0	10	0	n/a	n/a	19
January 2016	10	0	0	0	0	0	n/a	n/a	10
Cochrane									
January 2017	22	0	0	0	4	0	n/a	n/a	26
January 2016	12	6	0	0	31	0	n/a	n/a	49
Crossfield									
January 2017	2	4	0	0	0	0	n/a	n/a	6
January 2016	1	0	0	0	0	0	n/a	n/a	1
Irricana									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Rocky View County									
January 2017	11	4	0	0	0	0	n/a	n/a	15
January 2016	18	0	0	0	0	0	n/a	n/a	18
First Nations									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Calgary CMA									
January 2017	183	63	2	0	37	189	n/a	n/a	474
January 2016	219	46	3	0	155	332	n/a	n/a	755

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Calgary CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	3,489	942	358	0	751	3,543	8	154	9,245
% Change	-15.6	-9.1	-0.8	-100.0	-56.9	-21.4	-52.9	-87.5	-29.1
2015	4,135	1,036	361	2	1,741	4,510	17	1,231	13,033
% Change	-36.3	-27.8	**	n/a	-26.0	-25.8	n/a	87.9	-23.9
2014	6,494	1,434	117	0	2,352	6,079	0	655	17,131
% Change	1.6	9.1	**	-100.0	25.9	122.2	n/a	174.1	36.1
2013	6,390	1,314	25	12	1,868	2,736	0	239	12,584
% Change	7.2	18.4	-43.2	n/a	7.9	-18.6	n/a	-62.3	-2.0
2012	5,961	1,110	44	0	1,732	3,360	0	634	12,841
% Change	17.3	21.7	**	n/a	46.0	78.2	n/a	188.2	38.2
2011	5,084	912	4	0	1,186	1,886	0	220	9,292
% Change	-12.1	0.4	-87.5	n/a	-0.4	77.4	n/a	-23.1	0.3
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Calgary City	162	147	50	30	13	49	13	215	238	441	-46.0
Airdrie	26	36	12	12	15	19	0	0	53	67	-20.9
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	2	7	0	0	0	11	0	0	2	18	-88.9
Cochrane	21	24	10	4	5	0	87	0	123	28	**
Crossfield	3	3	0	2	0	0	0	0	3	5	-40.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	7	7	0	0	0	0	0	0	7	7	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	221	225	72	48	33	79	100	215	426	567	-24.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	162	147	50	30	13	49	13	215	238	441	-46.0
Airdrie	26	36	12	12	15	19	0	0	53	67	-20.9
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	2	7	0	0	0	11	0	0	2	18	-88.9
Cochrane	21	24	10	4	5	0	87	0	123	28	**
Crossfield	3	3	0	2	0	0	0	0	3	5	-40.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	7	7	0	0	0	0	0	0	7	7	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	221	225	72	48	33	79	100	215	426	567	-24.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Calgary City	13	49	0	0	13	85	0	130
Airdrie	15	19	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	11	0	0	0	0	0	0
Cochrane	5	0	0	0	0	0	87	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	33	79	0	0	13	85	87	130

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	13	49	0	0	13	85	0	130
Airdrie	15	19	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	11	0	0	0	0	0	0
Cochrane	5	0	0	0	0	0	87	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	33	79	0	0	13	85	87	130

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market January 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Calgary City	212	177	26	134	0	130	238	441
Airdrie	38	59	15	8	0	0	53	67
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	2	7	0	11	0	0	2	18
Cochrane	31	28	5	0	87	0	123	28
Crossfield	3	5	0	0	0	0	3	5
Irricana	0	0	0	0	0	0	0	0
Rocky View County	7	7	0	0	0	0	7	7
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	293	284	46	153	87	130	426	567

Table 2.5: Starts by Submarket and by Intended Market January - January 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	212	177	26	134	0	130	238	441
Airdrie	38	59	15	8	0	0	53	67
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	2	7	0	11	0	0	2	18
Cochrane	31	28	5	0	87	0	123	28
Crossfield	3	5	0	0	0	0	3	5
Irricana	0	0	0	0	0	0	0	0
Rocky View County	7	7	0	0	0	0	7	7
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	293	284	46	153	87	130	426	567

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Calgary City	89	157	22	34	22	104	436	329	569	624	-8.8
Airdrie	43	26	16	4	0	38	0	0	59	68	-13.2
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	9	9	0	0	10	0	0	0	19	9	111.1
Cochrane	21	12	0	6	4	40	0	0	25	58	-56.9
Crossfield	2	1	4	0	0	0	0	0	6	1	**
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	10	19	4	0	0	0	0	0	14	19	-26.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	174	225	46	44	36	182	436	329	692	780	-11.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Calgary City	89	157	22	34	22	104	436	329	569	624	-8.8
Airdrie	43	26	16	4	0	38	0	0	59	68	-13.2
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	9	9	0	0	10	0	0	0	19	9	111.1
Cochrane	21	12	0	6	4	40	0	0	25	58	-56.9
Crossfield	2	1	4	0	0	0	0	0	6	1	**
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View County	10	19	4	0	0	0	0	0	14	19	-26.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Calgary CMA	174	225	46	44	36	182	436	329	692	780	-11.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Calgary City	22	104	0	0	201	329	235	0
Airdrie	0	38	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	10	0	0	0	0	0	0	0
Cochrane	4	32	0	8	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	36	174	0	8	201	329	235	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	22	104	0	0	201	329	235	0
Airdrie	0	38	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	10	0	0	0	0	0	0	0
Cochrane	4	32	0	8	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View County	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	36	174	0	8	201	329	235	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market January 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Calgary City	111	189	223	435	235	0	569	624
Airdrie	59	33	0	35	0	0	59	68
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	9	9	10	0	0	0	19	9
Cochrane	21	18	4	32	0	8	25	58
Crossfield	6	1	0	0	0	0	6	1
Irricana	0	0	0	0	0	0	0	0
Rocky View County	14	19	0	0	0	0	14	19
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	220	270	237	502	235	8	692	780

Table 3.5: Completions by Submarket and by Intended Market January - January 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Calgary City	111	189	223	435	235	0	569	624
Airdrie	59	33	0	35	0	0	59	68
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	9	9	10	0	0	0	19	9
Cochrane	21	18	4	32	0	8	25	58
Crossfield	6	1	0	0	0	0	6	1
Irricana	0	0	0	0	0	0	0	0
Rocky View County	14	19	0	0	0	0	14	19
First Nations	0	0	0	0	0	0	0	0
Calgary CMA	220	270	237	502	235	8	692	780

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $550,000		$550,000 - $649,999		$650,000 - $749,999		$750,000 - $849,999		$850,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
January 2017	28	29.2	21	21.9	13	13.5	5	5.2	29	30.2	96	650,000	799,706
January 2016	64	43.0	38	25.5	21	14.1	11	7.4	15	10.1	149	580,000	651,720
Year-to-date 2017	28	29.2	21	21.9	13	13.5	5	5.2	29	30.2	96	650,000	799,706
Year-to-date 2016	64	43.0	38	25.5	21	14.1	11	7.4	15	10.1	149	580,000	651,720
Airdrie													
January 2017	37	86.0	6	14.0	0	0.0	0	0.0	0	0.0	43	460,000	466,683
January 2016	13	46.4	8	28.6	3	10.7	2	7.1	2	7.1	28	555,000	598,571
Year-to-date 2017	37	86.0	6	14.0	0	0.0	0	0.0	0	0.0	43	460,000	466,683
Year-to-date 2016	13	46.4	8	28.6	3	10.7	2	7.1	2	7.1	28	555,000	598,571
Beiseker													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Chestermere Lake													
January 2017	2	22.2	3	33.3	0	0.0	1	11.1	3	33.3	9	-	-
January 2016	2	20.0	3	30.0	3	30.0	2	20.0	0	0.0	10	-	-
Year-to-date 2017	2	22.2	3	33.3	0	0.0	1	11.1	3	33.3	9	-	-
Year-to-date 2016	2	20.0	3	30.0	3	30.0	2	20.0	0	0.0	10	-	-
Cochrane													
January 2017	20	90.9	1	4.5	0	0.0	0	0.0	1	4.5	22	440,000	443,245
January 2016	8	66.7	3	25.0	0	0.0	1	8.3	0	0.0	12	502,500	532,700
Year-to-date 2017	20	90.9	1	4.5	0	0.0	0	0.0	1	4.5	22	440,000	443,245
Year-to-date 2016	8	66.7	3	25.0	0	0.0	1	8.3	0	0.0	12	502,500	532,700
Crossfield													
January 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
January 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Irricana													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rocky View County													
January 2017	3	27.3	1	9.1	0	0.0	0	0.0	7	63.6	11	900,000	868,053
January 2016	1	5.6	1	5.6	2	11.1	1	5.6	13	72.2	18	1,002,500	1,353,328
Year-to-date 2017	3	27.3	1	9.1	0	0.0	0	0.0	7	63.6	11	900,000	868,053
Year-to-date 2016	1	5.6	1	5.6	2	11.1	1	5.6	13	72.2	18	1,002,500	1,353,328
First Nations													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Calgary CMA													
January 2017	92	50.3	32	17.5	13	7.1	6	3.3	40	21.9	183	550,000	675,876
January 2016	89	40.6	54	24.7	29	13.2	17	7.8	30	13.7	219	590,000	694,638
Year-to-date 2017	92	50.3	32	17.5	13	7.1	6	3.3	40	21.9	183	550,000	675,876
Year-to-date 2016	89	40.6	54	24.7	29	13.2	17	7.8	30	13.7	219	590,000	694,638

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units January 2017						
Submarket	Jan 2017	Jan 2016	% Change	YTD 2017	YTD 2016	% Change
Calgary City	799,706	651,720	22.7	799,706	651,720	22.7
Airdrie	466,683	598,571	-22.0	466,683	598,571	-22.0
Beiseker	-	-	n/a	-	-	n/a
Chestermere Lake	-	-	n/a	-	-	n/a
Cochrane	443,245	532,700	-16.8	443,245	532,700	-16.8
Crossfield	-	-	n/a	-	-	n/a
Irricana	-	-	n/a	-	-	n/a
Rocky View County	868,053	1,353,328	-35.9	868,053	1,353,328	-35.9
First Nations	-	-	n/a	-	-	n/a
Calgary CMA	675,876	694,638	-2.7	675,876	694,638	-2.7

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Calgary

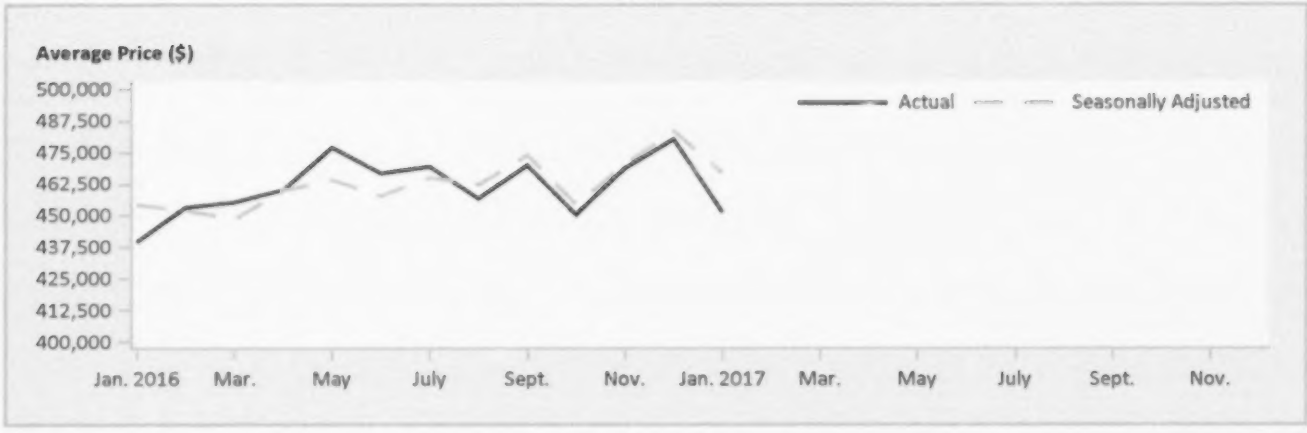


Figure 5.2: MLS® Residential Sales for Calgary

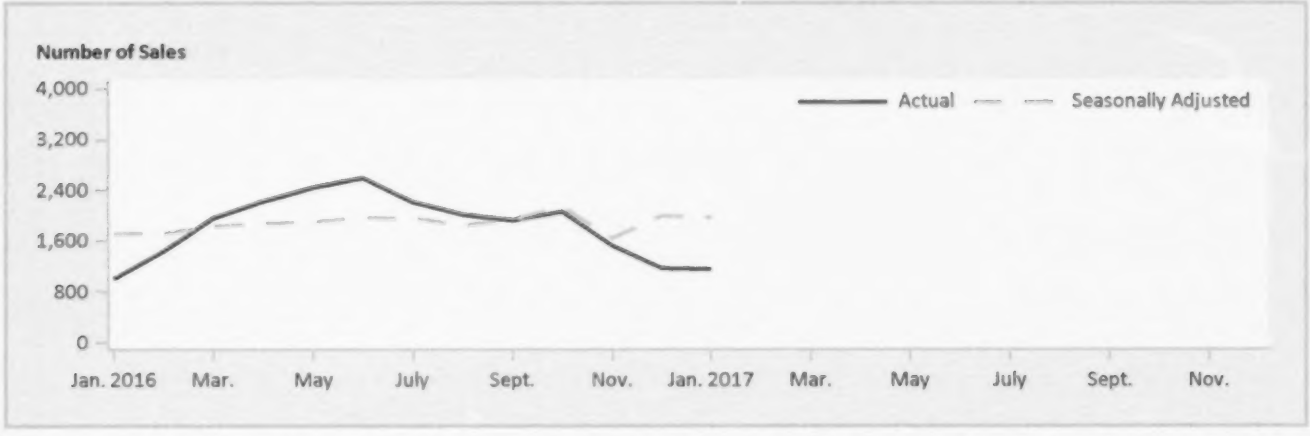


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Calgary

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
January 2017

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	110.3	134.3	798	7.6	72.3	1,124
	February	561	3.14	4.64	109.8	134.4	798	8.5	73.0	1,124
	March	561	3.14	4.64	109.8	135.5	802	8.9	73.6	1,141
	April	561	3.14	4.64	109.8	135.5	803	8.8	73.4	1,153
	May	561	3.14	4.64	110.0	135.9	801	8.6	72.9	1,162
	June	561	3.14	4.64	109.4	136.6	795	8.8	72.5	1,154
	July	567	3.14	4.74	109.5	135.9	796	9.0	72.6	1,147
	August	567	3.14	4.74	109.4	136.3	798	9.3	72.9	1,137
	September	561	3.14	4.64	109.2	135.7	802	9.6	73.5	1,135
	October	561	3.14	4.64	109.0	136.3	805	10.1	74.1	1,126
	November	561	3.14	4.64	109.4	135.4	810	10.2	74.6	1,127
	December	561	3.14	4.64	109.6	135.3	816	10.1	75.0	1,134
2017	January	561	3.14	4.64		137.4	818	9.8	74.9	1,134
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

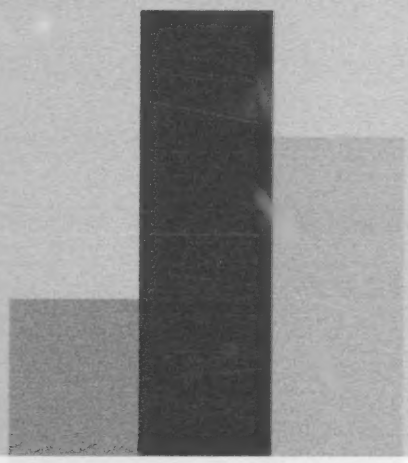
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64167_2017_M02